

2. THE PROPERTY SHOWN HEREON IS LOCATED ENTRIELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

3. THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION IS RCA.

4. PER COMAR 27.01.09.01-2 M, A LOCAL JURISDICTION MAY AUTHORIZE AN APPLICANT TO INCREASE THE PERCENTAGE OF LARGE SHRUBS, SMALL SHRUBS, OR HERBACEOUS PERENNIALS IN A BUFFER MANAGEMENT PLAN A. THE BUFFER HAS EXISTING CANOPY COVERAGE OF AT LEAST 50 PERCENT; OR

B. SITE CONSTRAINTS THAT, PRELUDE CANOPY PLANTING, INCLUDING SECERLY ERODING SLOPES, SALT WATER INTRUSION, PREDOMINATELY SANDY SOILS, OR UNCONSOLIDATED FILL. THIS PROPERTY HAS AN EXISTING CANOPY COVERAGE IN THE BUFFER OF 90%.

5. PER COMAR 27.01.09.01-2 I, A LOCAL JURISDICTION MAY AUTHORIZE AN APPLICANT TO DEDUCT FROM THE TOTAL MITIGATION REQUIREMENT AN AREA OF LOT COVERAGE REMOVED FROM THE BUFFER IF:

A. THE LOT COVERAGE EXISTING BEFORE THE DATE OF LOCAL PROGRAM ADOPTION OR WAS ALLOWED BY LOCAL PROCEDURES; AND

B. THE TOTAL AREA IS STABILIZED

THIS PROPERTY HAS AN EXISTING SWIMMING POOL AND PAVING (BEFORE THE DATE OF LOCAL PROGRAM ADOPTION) OF WHICH 4,227 S.F., IS BEING REMOVED AND CONVERTED TO GROUNDCOVER PLANTING. 6. FOR CURRENT DEED REFERENCE SEE LIBER 959, FOLIO 552.

7. THE PROPOSED PROJECT IS MOVING FURTHER OUT OF THE BUFFER AND AWAY FROM NATURAL FEATURES. A. EXISTING FACILITY'S PROXIMITY TO NATURAL FEATURES ARE DISTANCES OF: 232'-0", 265'-0", AND 224'-0". B. PROPOSED FACILITY'S PROXIITY TO NATURAL FEATURES ARE DISTANCES OF (RESPECTIVELY) 250'-0", 271'-0", AND 239'-0".

SEQUENCE OF IMPEMENTATION:

1. CONTRACTOR SHALL ARRANGE PRE-PLANTING MEETINGS WITH CITY OF ANNAPOLIS (CITY) PLANNING & ZONING DEPARTMENT STAFF. AT LEAST 5 DAYS IN ADVANCE OF DISTURBANCES OF ANY LAND ON SITÉ.

2. REMOVE & ELIMINATE TURF GRASS AND TILL AREAS TO BE PLANTED TO A DEPTH OF 12"

3. MULCH AROUND LANDSCAPING STOCK TO REDUCE COMPETITION FROM INVASIVE SPECIES

4. MONITOR THE PLANTINGS OFTEN FOR WATER DEFICIENCY.

5. THE CONTRACTOR TO OBSERVE MINIMAL SITE PREPARATION/DISTURBANCE, PROTECTION OF PLANTS AFTER DELIVERY UNTIL THEY ARE PLANTED, PROPER DIGGING AND HANDLING OF PLANT MATERIALS, PROPER EXCAVATION OF PLANTING AREAS, PLANTING OPERATIONS, STABILIZATION OF THE PLANTING AREAS WITH MULCH AFTER PLANTING, STAKING AND PRUNING, AND INSTALLATION OF BUFFER PROTECTION SIGNAGE.

MAINTENANCE PLAN:

1. ALL EXISTING AND NEWLY PLANTED MATERIALS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY'S APPROVED LANDSCAPE MAINTENANCE AGREEMENT.

2. MONITOR THE PLANTINGS OFTEN TO REDUCE PLANT STRESS SUCH AS WATER DEFICIENCY, NUTRIENT DEFICIENCY, INVASIVE SPECIES COMPETITION, PEST DAMAGE, AND DISEASE.

3. WATER ONLY AS NECESSARY, BUT AT LEAST ONCE EVERY 10 DAYS WITHOUT RAINFALL FROM MAY THROUGH SEPTEMBER, DEPENDING ON SOILMOISTURE LEVELS. MONITOR TO ENSURE THAT OVER-WATERING DOES NOT

FREQUENTLY OCCUR 4. USE LOW NITROGEN AND SLOW RELEASE FERTILIZERS AND APPLY IN LATE FALL OR EARLY SPRING.

5. AT THE END OF THE 2-YEAR MONITORING PERIOD, THE SURVIVAL OF THE PLANTINGS SHALL BE ASSESSED TO DETERMINE THE NEED FOR REPLACEMENT PLANTINGS.

REQUIRED SURVIVAL:

1. AT THE END OF THE 2-YEAR MONITORING PERIOD FOR PLANTED LANDSCAPE STOCK, 100% OF ALL PLANTED LANDSCAPE STOCK IS REQUIRED TO SURVIVE PER COMAR 27.01.09.01. ANY LANDSCAPE STOCK PLANT OR PLANTS THAT DID NOT SURVIVE SHALL BE REPLACED.

2. IF THE CITY DETERMINES THAT SURVIVAL IS NOT ADEQUATE, THE MONITORING PERIOD MAY BE EXTENDED AND ADDITIONAL INSPECTIONS MAY BE REQUIRED AT THE DISCRETION OF THE CITY.

LANDSCAPE SCHEDULE NOTES:

1. ALL PLANT SPECIES SHALL BE NATIVE TO THE CHESAPEAKE AND ATLANTIC COASTAL BAYS REGION BASED ON THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION

2. SPECIES CLASSIFICATION (CANOPY TREE, UNDERSTORY TREE, ETC.) IS IN ACCORDANCE WITH MATURE HEIGHTS AS SET FORTH IN THE U.S. FISH AND WILDLIFE SERVICE PUBLICATION, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING.

3. SPECIES HAVE BEEN SELECTED BASED ON AN ANALYSIS OF SURROUNDING NATIVE SPECIES, SOIL TYPES, AND SUN

BUFFER MANAGEMENT AND PROTECTION STANDARDS:

1. THE REMOVAL OF NATURAL VEGETATION WITHIN THE 100-FT. BUFFER AND/OR EXPANDED BUFFER (HEREAFTER REFERRED TO AS THE BUFFER) TO TIDAL WATER OR WETLANDS IS PROHIBITED. CUTTING AND CLEARING OF NATURAL VEGETATION WITHIN THE BUFFER SHALL BE AS SHOWN ON THIS BUFFER MANAGEMENT PLAN AS SUBMITTED AND/OR SUBSEQUENTLY AMENDED, SUBJECT TO APPROVAL BY THE CITY OF ANNAPOLIS OFFICE OF PLANNING AND ZONING.

2. THE BUFFER SHALL BE ESTABLISHED IN ACCORDANCE WITH THIS PLAN. ALL EXISTING AND PLANTED VEGETATION WITHIN THE BUFFER SHALL BE MAINTAINED AND SURVIVAL OF PLANTED AND NATURALLY REGENERATED AREAS OF THE BUFFER SHALL BE DESCRIBED IN THIS PLAN.

3. NEW LAWN AREAS SHALL NOT BE CREATED WITHIN THE BUFFER UNLESS SPECIFICALLY ADDRESSED IN THIS BUFFER MANAGEMENT PLAN.

PLANTING NOTES:

1. PLANTS SHALL BE PLANTED BY HAND IN AREAS OF CRITICAL ROOT ZONES OF EXISTING TREES. ANY EXISTING ROOT GREATER THAN OR EQUAL TO 1" SHALL BE AVOIDED. ALL OTHER EXISTING ROOTS SHALL BE CLEANLY CUT. 2. ONLY WORKERS AND WHEEL BARROWS ARE PERMITTED IN AREAS OUTSIDE LIMIT OF DISTURBANCE IN AREAS OF CRITICAL ROOT ZONES.

3. NO STAGING OF CONSTRUCTION MATERIALS PERMITTED OUTSIDE OF LIMIT OF DISTURBANCE. 4. ALTERNATE PLANT MATERIAL CAN BE USED IN PLACE OF THE REFERENCED PLANTS PROVIDED NATIVE SPECIES

5. ESTIMATED DATES FOR PROPOSED PLANTING INSTALLATION TO BE BETWEEN MARCH 16, 2020 THROUGH MAY 22,

+ 5,766 SF OR 0.13 AC.

SITE CALCULATIONS:

2020.

STEEP SLOPES DISTURBANCE:	5,261.86 SF OR 0.12 AC.
PROJECT FOOTPRINT	
INSIDE EXPANDED BUFFER:	

TOTAL EXISTING FOOTPRINT: TOTAL PROPOSED FOOTPRINT 9,085 SF OR 0.21 AC NET INCREASE OF FOOTPRINT: + 1,866 SF OR 0.04 AC. OUTSIDE EXPANDED BUFFER:

TOTAL EXISTING FOOTPRINT: 75,115 SF OR 1.72 AC. TOTAL PROPOSED FOOTPRINT 79,015 SF OR 1.81 AC. NET INCREASE OF FOOTPRINT: + 3,900 SF OR 0.09 AC. TOTAL NET INCREASE OF FOOTPRINT:

7,219 SF OR 0.17 AC.

SITE CALCULATIONS, CONTINUED:

LOT COVERAGE CALCULATIONS

INSIDE EXPANDED BUFFER:

TOTAL EXISTING LOT COVERAGE: 7,292 SF OR 0.17 AC. EXISTING LOT COVERAGE TO BE REMOVED: 4,227 SF OR 0.10 AC. EXISTING LOT COVERAGE TO REMAIN: 3,065 SF OR 0.07 AC PROPOSED NEW LOT COVERAGE: 1,667 SF OR 0.04 AC. TOTAL PROPOSED LOT COVERAGE: 4,732 SF OR 0.11 AC.

OUTSIDE EXPANDED BUFFER:

TOTAL EXISTING LOT COVERAGE: 64,920 SF OR 1.49 AC. EXISTING LOT COVERAGE TO BE REMOVED: 9,276 SF OR 0.21 AC. EXISTING LOT COVERAGE TO REMAIN: 55,644 SF OR 1.28 AC. PROPOSED NEW LOT COVERAGE: 9,940 SF OR 0.23 AC. TOTAL PROPOSED LOT COVERAGE: 65,584 SF OR 1.51 AC.

- 2,560 SF OR 0.06 AC.

+ 664 SF OR 0.02 AC.

NET INCREASE OF LOT COVERAGE:

NET REDUCTION OF LOT COVERAGE:

TOTAL NET REDUCTION OF LOT COVERAGE: - 1,896 SF OR 0.04 AC

MITIGATION CALCULATIONS

TREE REMOVAL TABULATIONS (INSIDE 100' BUFFER OR EXPANDED BUFFER):

EXISTING CANOPY COVERAGE REMOVED MITIGATION REQUIRED (1:1):

TOTAL TREE REMOVAL MITIGATION REQUIRED:

5,157 SF OR 0.12 AC. 5,157 SF OR 0.12 AC

TREE REMOVAL TABULATIONS (OUTSIDE 100' BUFFER OR EXPANDED BUFFER):

EXISTING CANOPY COVERAGE REMOVED 8,509 SF OR 0.20 AC. MITIGATION REQUIRED ON AN AREA BASIS FOR AREA BASIS - RCA (1:1):

DISTURBANCE TABULATIONS (INSIDE 100' BUFFER OR EXPANDED BUFFER):

8,509 SF OR 0..20 AC 13,666 SF OR 0.31 AC.

TOTAL TREE REMOVAL MITIGATION PROVIDED (SHEET L-102): 13,675 SF OR 0.31 AC.

SITE AREA: 1,349,223 SF OR 30.97 AC. AREA OF RCA: 1,349,223 SF OR 30.97 AC. CRITICAL AREA DESIGNATION RCA

PERMANENT DISTURBANCE TOTAL: 11,314 SF OR 0.26 REMOVAL OF EXISTING POOL: 1,627 SF OR 0.04 AC. REMOVAL OF EXISTING PAVING: 2,600 SF OR 0.06 AC. REMOVAL OF TREES 2,355 SF OR 0.05 AC. EXISTING PAVING AND POOL TO BE REPLACED: 3,065 SF OR 0.07 AC. PROPOSED NEW PAVING AND POOL 1,452 SF OR 0.03 AC. PROPOSED NEW RETAINING WALLS 215 SF OR 0.01 AC PERMANENT DISTURBANCE MITIGATION REQUIRED (3:1): 33,942 SF OR 0.78 AC.

TEMPORARY DISTURBANCE: 4,445 SF OR 0.10 AC. TEMPORARY DISTURBANCE MITIGATION REQUIRED (1:1): 4,445 SF OR 0.10 AC. TOTAL DISTURBANCE: 15,759 SF OR 0.36 AC.

PER COMAR 27.01.09.01-2i, THE FOLLOWING SQUARE FOOTAGE IS DEDUCTED FROM DISTURBANCE

MITIGATION REQUIREMENTS (AN AREA OF LOT COVERAGE REMOVED FROM THE BUFFER): REMOVAL OF EXISTING POOL: 1,627 SF OR 0.04 AC. REMOVAL OF EXISTING PAVING: 2,600 SF OR 0.06 AC. PERMANENT DISTURBANCE MITIGATION DEDUCTED (1:1): -4,227 SF OR 0.10 AC.

TOTAL DISTURBANCE MITIGATION REQUIRED: TOTAL DISTURBANCE MITIGATION PROVIDED (SHEET L-101):

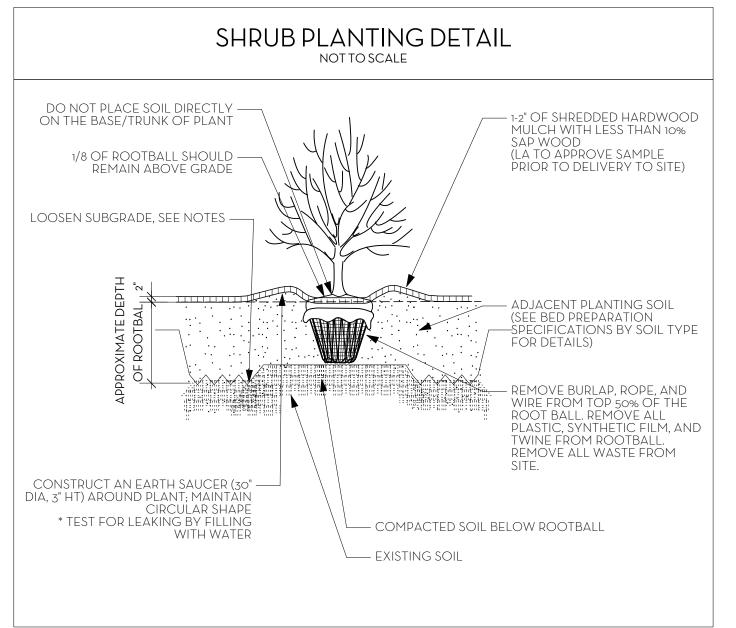
TOTAL DISTURBANCE MITIGATION REQUIRED:

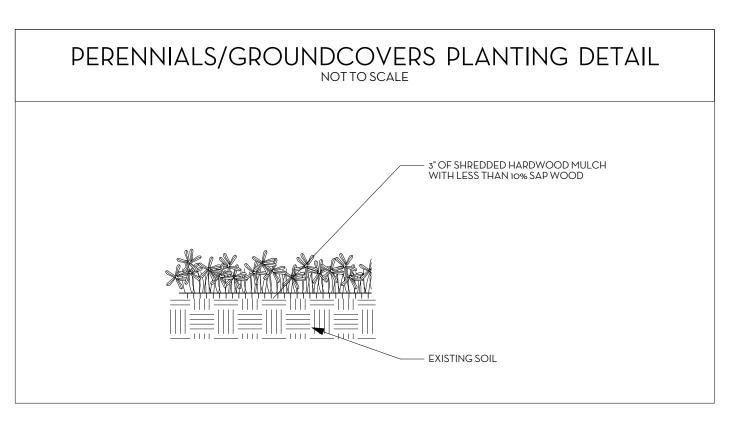
34,160 SF OR 0.78 AC. 34,160 SF OR 0.78 AC.

38,387 SF OR 0.88 AC.

TREE PLANTING DETAIL NOT TO SCALE DO NOT PLACE SOIL OR MULCH — – 1-2" OF SHREDDED HARDWOOD DIRECTLY ON THE BASE/TRUNK MULCH WITH LESS THAN 10% OF PLANT SAP WOOD (LA TO APPROVE SAMPLE PRIOR TO DELIVERY TO SITE) 1/8 OF ROOTBALL SHOULD — REMAIN ABOVE GRADE CONSTRUCT AN EARTH SAUCER - (30" DIA, 3" HT) AROUND PLANT; APPLY PRE-EMMERGENT BELOW MULCH LAYER **ACCORDING TO** MAINTAIN CIRCULAR SHAPE MANUFACTURER'S * TEST FOR LEAKING BY FILLING WITH WATER SPECIFICATIONS. ADJACENT PLANTING SOIL (SEE BED PREPARATION SPECIFICATIONS BY SOIL TYPE LOOSEN SUBGRADE, SEE NOTES — FOR DETAILS) REMOVE BURLAP, ROPE, AND WIRE FROM TOP 50% OF THE - ROOT BALL. REMOVE ALL PLASTIC, SYNTHETIC FILM, AND TWINE FROM ROOTBALL REMOVE ALL WASTE FROM - COMPACTED SOIL BELOW ROOTBALL - EXISTING SOIL 3 X ROOTBALL

L-101 BUFFER MANAGEMENT PLAN (DISTURBANCE) MITIGATION - PLANT SCHEDULE					
Symbol	Species	Common Name	Qty.	Credit Each	Credit Total
	UNDERSTORY TREES - 3/4"	 'CAL.	105	75 SF	7,875 SF
	Amelanchier canadense	Canadian Serviceberry	19	, ,	,,,,,
	Asimina triloba	PawPaw	15		
	Cercis canadensis	Eastern Redbud	7		
	Chionanthus virginicus	White Fringe Tree	8		
	Cornus florida	Flowering Dogwood	22		
	Magnolia virginica	Sweetbay Magnolia	12		
	Thuja occidentalis	American Arborvitae	22		
	LARGE SHRUBS - 3' HIGH		168	50 SF	8,400 SF
CL	Clethra alnifolia	Sweet Pepperbush	8		
HV	Hamamelis virginica	American Witchhazel	51		
IV	llex verticillata	Winterberry Holly	17		
RM	Rhododendron maximum	Great Rosebay	30		
SN	Sambucus nigra	American Elderberry	30		
VD	Viburnum dentatum	Arrowwood	16		
VN	Viburnum nudum	Possumhaw	16		
	SMALL SHRUBS - 18" HIGH		247	25 SF	6,175 SF
FG	Fothergilla gardenii	Dwarf Fothergilla	23		
IG	llex glabra	Inkberry	61		
IT	Itea virginica	Virginia Sweetspire	41		
LB	Lindera benzoin	Northern Spicebush	23		
RA	Rhododendron atlanticum	Coast Azalea	18		
RG	Rhus glabra	Smooth Sumac	66		
VA	Vaccinium angustifolium	Lowbush Blueberry	15		
	HERBACEOUS PERENNIAL	S - 1 QUART	5,855	2 SF	11,710 SF
AR	Actaea racemosa	Black Cohosh	300		
AD	Aruncus dioicus	Goat's Beard	350		
AC	Asarum canadense	Wild Ginger	450		
СР	Carex pensylvanica	Pennsylvania Sedge	665		
CG	Chelone glabra	White Turtle Head	300		
DM	Dryopteris marginalis	Marginal Ferm	500		
GM	Geranium maculatum	Wild Geranium	500		
HE	Heuchera villosa	Hairy Alumroot	385		
IC	Iris cristata	Dwarf Crested Iris	492		
OC	Osmunda cinnamomea	Cinnamon Fern	307		
РД	Packera aurea	Golden Ragwort	700		
PD	Phlox divaricata	Wild Blue Phlox	500		
TC	Tiarella cordifolia	Foam Flower	406		
	TOTAL				34,160 SF
					0 1,130 01





BUFFER MANAGEMENT PLAN APPROVAL

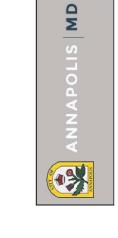
This major buffer management plan has been reviewed and approved for consistency with the local critical area program and the provisions of COMAR 27.01.09.01-1-8.

Staff Name Staff Title Date

INSPECTION AGREEMENT

1. City of Annapolis, the owners of the subject property, shown hereon, do hereby grant permission to the approving authority to inspect the plantings at appropriate times at the address provided below: Street Address: 299 Pump House Road, Annapolis, MD 21403

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TRUXTU OR ERVIC



ANNAP BUILD

LANDSCAPE NARRATIVE:

OVERVIEW

THE PROPERTY IS ADJACENT TO A DENSE WOODED AREA. IT ALSO INCLUDES A GATEWAY FOR PEDESTRIAN TRAILS INTO THE WOODS. THE PROJECT WILL MAINTAIN MOST OF THE EXISTING TREES. SOME TREE REMOVAL AND GRADING IS REQUIRED TO ACCOMMODATE THE UPDATED AND EXPANDED. POOL AND DECK AREAS. THE NEW DESIGN PROVIDES FOR REPLACEMENT CANOPY AND UNDERSTORY TREES, SHRUBS, AND PERENNIALS AND GROUNDCOVERS TO MITIGATE THE LOSSES OF THE REMOVED TREES. ADDITIONAL PLANTINGS WILL BE INSTALLED TO HELP HOLD AN ERODING SLOPE AND SOIL PROFILE BEHIND THE POOL FACILITIES. THIS PLANTED HILLSIDE WILL AID TO REDUCE FURTHER EROSION AND ALSO WILL PROVIDE A NATURAL STORM WATER BUFFER BETWEEN THE PROJECT AND SPA CREEK. NEW PLANTINGS ARE PROPOSED IN THE PARKING LOT, AS WELL AS FOR SHADE AND ORNAMENTAL VALUE AROUND THE POOL FACILITY.

EXISTING FEATURES

THE CURRENT SITE IS SURROUNDED ON TWO PRIMARY SIDES (SOUTH AND WEST) BY A DENSE WOODED AREA WITH STEEP SLOPE GRADING. THERE IS A PUBLIC TRAIL HEAD THAT ORIGINATES AT THE PARKING LOT AND FEEDS INTO A TRAIL SYSTEM THAT CONNECTS TO SPA CREEK AND THE PIP MOYER RECREATION CENTER. THE SITE IS OPEN TO THE EXISTING PARKING LOT AND PUMP HOUSE ROAD ON THE EAST AND NORTH SIDES RESPECTIVELY. THE OUTDOOR POOL AND DECK FEATURES DOMINATE THE EXTERIOR CHARACTER OF THE EXISTING PROPERTY.

SLOPES AND SOILS

THE SITE INCLUDES AREAS OF GRADE CHANGE ALONG THE WESTERN EDGES OF THE DEVELOPMENT. THE DESIGN OF THE PROPOSED FACILITIES HAS BEEN CONFIGURED TO MINIMIZE WORK TO THESE AREAS YET ALSO MEETING THE PROGRAMMATIC REQUIREMENTS OF THE RFP.

CRITICAL AREA

THE SITE IS IN THE CRITICAL AREA AND INCLUDES AREAS DESIGNATED AS RCA. THE PROPERTY IS ADJACENT TO A DENSE WOODED AREA AND ACROSS FROM A BASEBALL FIELD AND UTILITY/STORAGE BUILDING ON THE OPPOSITE SIDE OF THE ROAD. STORM WATER MANAGEMENT MEASURES CONSISTENT WITH CRITICAL AREA AND OTHER CITY REGULATIONS, SUCH AS RAIN GARDENS, TREE ISLANDS AND NEW TREE CANOPIES HAVE BEEN INCORPORATED IN THE DEVELOPMENT OF THE PROJECT AS APPROPRIATE. SOIL AND EROSION CONTROLS INCLUDING LANDSCAPING PROVISIONS WILL BE IMPLEMENTED TO HELP CONTROL FURTHER DETERIORATION OF THE NATURAL CONDITIONS.

THE SITE HAS AN EXPANDED BUFFER DUE TO THE EXISTING STEEP SLOPES TO THE NORTH AND WEST OF THE PROJECT LOCATION. THE BUFFER IS A DENSE WOODLAND AND HAS AN EXISTING CANOPY COVERAGE OF 90%. NO EXISTING VEGETATION IS TO BE REMOVED FROM THE BUFFER, EXCEPT AS SHOWN IN THE ENCLOSED DRAWINGS. THE BUFFER WILL BE RE-ESTABLISHED AND MAINTAINED AS PRESCRIBED IN THE DRAWINGS. NO NEW LAWN AREAS WILL BE CREATED IN THE BUFFER. THIS PROJECT AIMS TO PROTECT AND PRESERVE THESE NATURAL AREAS BY LIMITING THE CLEARING AND GRADING AROUND THE PARKING LOT. THESE NATURAL AREAS WILL NOT BE DISTURBED BY THE INSTALLATION OF THE NEW PARKING LOT.

PLANTING

THE LANDSCAPE PLAN CALLS FOR EXTENSIVE PLANTING DISTRIBUTED AROUND THE ENTIRE PROPERTY. ALL PLANT SPECIES ARE TO BE NATIVE TO THE CHESAPEAKE AND ATLANTIC COASTAL BAYS REGION. SPECIES HAVE BEEN SELECTED BASED ON AN ANALYSIS OF SURROUNDING NATIVE SPECIES, SOIL TYPES, AND SUN EXPOSURE. PLANTS SHALL BE PLANTED BY HAND IN AREAS OF CRITICAL ROOT ZONES OF EXISTING TREES. ALL EXISTING AND NEWLY PLANTED MATERIALS SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY'S APPROVED LANDSCAPE MAINTENANCE AGREEMENT. AT THE END OF A TWO YEAR MONITORING PERIOD, THE SURVIVAL OF THE PLANTINGS SHALL BE ASSESSED TO DETERMINE THE NEED FOR REPLACEMENT PLANTINGS.

PARKING STANDARDS AND STREET TREES

NEW TREES ARE PROPOSED ALONG PUMP HOUSE ROAD IMMEDIATELY ADJACENT TO THE SPLASH PAD/WADING POOL FEATURE, AND THE PARKING LOT. ADDITIONAL TREES ARE LOCATED WITHIN PARKING LOT ISLANDS AND ALONG THE EDGES OF THE PARKING LOT. THE PROPOSED PLANTINGS LOCATED IN THE PARKING LOT MEET THE REQUIREMENTS OF THE LANDSCAPE STANDARDS FOR PARKING LOTS PER THE CITY CODE. PLANTINGS WILL ADDRESS THE ADVERSE EFFECTS OF HEAT, WIND, NOISE, AND GLARE IN PARKING LOTS. THEY WILL ALSO PROVIDE SHADE AND REDUCE THE VISUAL IMPACT ON ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. THE DUMPSTER AREA ADJACENT TO THE NEW BUILDING SHALL BE SCREENED WITH EVERGREEN TREES AND SHRUBS FOR A VISUAL BUFFER. THE EDGES OF THE PARKING LOT HAVE EITHER EXISTING ESTABLISHED WOODLAND BUFFERS OR WILL BE PLANTED WITH NEW TREES TO ESTABLISH A BUFFER.

THE PROPOSED PARKING LOT HAS A TOTAL PAVED AREA OF 35,256 S.F. (0.81 AC). THE LANDSCAPE STANDARDS FOR PARKING LOTS PER THE CITY CODE REQUIRES INTERIOR LANDSCAPING TO BE IN THE AMOUNT OF NO LESS THAN 7% OF THE TOTAL PAVED AREA. THE PROPOSED PARKING LOT INTERIOR LANDSCAPING INCLUDES 3,107 S.F. (0.07 AC), WHICH IS 8.8% OF THE TOTAL PAVED AREA. THE PROPOSED PARKING LOT INCLUDES ONE ISLAND FOR EVERY 10 SPACES WHICH IS ALSO A REQUIREMENT PER THE LANDSCAPE STANDARDS FOR PARKING LOTS PER THE CITY CODE.

OPEN SPACE

THE PROPOSED DESIGN WILL INCLUDE GENEROUS OPEN SPACES WITH PLANTED AREAS BETWEEN THE PARKING LOT AND BUILDING ENTRANCE AND WITHIN THE CONFINES OF THE FENCED/GATED PARK ALONG THE EDGES OF THE RECREATIONAL POOL FEATURES. THESE OPEN AREAS WILL ALLOW FOR PEDESTRIAN MOVEMENT, OUTDOOR DINING AND LOUNGING/OTHER RECREATIONAL USES. SOME OF THE AREAS WILL BE PAVED, SOME WILL BE GRASS/LAWN, AND SOME AREAS WILL INCLUDE GROUND COVER PLANTINGS SUITABLE FOR PEOPLE TO SIT UPON COMFORTABLY. TREES WILL BE PLANTED WITHIN THE POOL AREA TO PROVIDE SHADE OPPORTUNITIES FOR GUESTS.

A PAVED SIDEWALK IS PROPOSED TO TIE INTO A "BOARDWALK" EXPERIENCE WHEREIN VISITORS ARRIVING BY FOOT OR BIKE CAN MOVE ACROSS A RAINGARDEN FEATURE AS THEY ENTER THE SITE. SUCH TOUCHES ARE OPPORTUNITIES FOR VISITORS TO DEVELOP SENSITIVITY TO THE IMPORTANCE OF NATURAL RESTORATION, CONSERVATION AND OUTDOOR RECREATION.

EDUCATIONAL OPPORTUNITY

UPON COMPLETION OF THE PROJECT, THE SITE WILL ACT AS A LEARNING OPPORTUNITY FOR THE COMMUNITY AND NEARBY SCHOOL SYSTEMS. THE EXISTING WOODLAND AND TRAIL SYSTEM WILL BE PLANTED WITH THINGS NATIVE TO THE REGION. THIS WILL PROVIDE HABITAT FOR BIRDS AND BUTTERFLIES, AND WILL ILLUSTRATE THE SYSTEM OF RELATIONSHIPS THAT DEFINE LIFE ON EARTH. THE PATHS CAN BECOME NATURE WALKS WITH SHADE, SHELTER, INTERESTING THINGS TO SEE, AND INTERESTING PLACES TO GO. USING NATIVE PLANTS WILL ATTRACT AND ANIMATE BIRDS, BUTTERFLIES, AND OTHER INSECTS, SUSTAINING A LIVING ECOSYSTEM WITHIN WHICH CHILDREN CAN LEARN ABOUT

AS THE NEW PLANTINGS GROW, IT WILL BE A LUSH PLACE OF SUN AND SHADE WITH INTRIGUING PATHWAYS THROUGH SHRUBS AND TREES BLOOMING AND PRODUCING SEED. IN EACH SEASON IT WILL BE A DIFFERENT STUDY IN TEXTURE AND COLOR, GREEN AND YELLOW OR ORANGE AND RED, WITH MANY CONTRASTING SHAPES AND SIZES OF BERRIES, SEEDS, STEMS, AND LEAVES. AND IN THE WINTER THE BARE STEMS WILL READ BLACK OR GRAY AGAINST WHITE SNOW, SHADOWS WILL CREATE PATTERNS ON THE HILL AND BIRDS WILL PERCH NEXT TO BERRIES ON A SHRUB. CHILDREN CAN WATCH THE SEASONS PLAY OUT AND SEE THE GRATEFUL CREATURES COME TO FIND FOOD, WATER, AND SHELTER PROVIDED BY THE PLANTS.

INVASIVE PLANT MANAGEMENT:

TREATMENT OF SHRUBS

ALL SHRUBS LESS THEN 1.5" IN DIAMETER AT STEM SHALL BE MANUALLY REMOVED. SHRUBS OVER 1.5" IN DIAMETER AT STEM SHALL BE REMOVED USING THE CUT STUMP METHOD.

REMOVE ALL VINES AWAY FROM DESIRABLE TREES AND SHRUBS. MANUALLY REMOVE VINES 2' AWAY FROM DRIP ZONE OF SHRUBS. MANUALLY REMOVE VINES 3' AWAY FROM TRUNK OF TREE. MINIMALLY DISTURB REMAINING SHRUBS AND TREES. DO NOT USE WEED WRENCH OR SIMILAR TOOL AROUND TRUNKS OF SHRUBS AND TREES. VINES SHALL BE COMPLETELY REMOVED FROM TREES AND SHRUBS INCLUDING STEMS, TENDRILS, AND LEAFY MATERIAL ALL WOODY VINES LESS THAN 1.5" IN DIAMETER AT STEM SHALL BE REMOVED MANUALLY. ALL VINES

HERBACEOUS FORBS AND GRASS REMOVAL

HERBACEOUS VIÑES SHALL BE REMOVED MANUALLY.

HERBACEOUS FORBS AND GRASS ARE TO BE REMOVED MANUALLY WITHIN 18" OF ANY DESIRABLE

GREATER THAN 1.5" IN DIAMETER AT STEM SHALL BE REMOVED USING THE CUT STUMP METHOD. ALL

TREATMENT METHODS:

MANUAL TREATMENT

REMOVE THE SHRUB, TREE OR VINE AND ITS ENTIRE ROOTS SYSTEM BY USING MECHANICAL TOOL SUCH AS A WEED WRENCH OR PULL BY HAND FROM BASE OF PLANT. USE THE MANUAL TREATMENT METHOD FOR TREES LESS THAN 1" DBH OR SHRUBS AND VINES LESS THAN 1.5" IN DIAMETER. FOR SPECIFIC SPECIES TREATMENT SEE PLANT TREATMENT APPLICATION

CUT STUMP TREATMENT

IN FALL 2019 CUT STEMS 2" MAXIMUM ABOVE GROUND BRUSH TOP OF TRUNK CLEARING AWAY ANY SAWDUST OR DEBRIS. IMMEDIATELY APPLY A 25% SOLUTION OF GLYPHOSATE OR TRICLOPYR MIXED IN 75% OIL DILUENT WITH A COLORED SPRAY INDICATOR FOLLOWING MANUFACTURES SPECIFICATIONS. TREAT WITH A WICK APPLICATOR OR SPRAY BOTTLE/BACKPACK. COVER THE ENTIRE SURFACE OF CUT STUMP. IN SPRING 2017 REMOVE ANY RE-SPROUTS USING A FOLIAR CHEMICAL TREATMENT.
THE CUT STUMP METHOD SHALL BE USED ON ALL SHRUBS AND VINES LARGER THAN 1.5" IN DIAMETER AT STEM OR TREES LARGER THAN 1" DBH. FOR SPECIFIC SPECIES TREATMENT SEE PLANT TREATMENT APPLICATION

INVASIVE PLANT MA	NAGEMENT			
Common Name	Scientific Name	Туре	Removal	Treatment
Purple Loosestrife	Lythrum salicaria	Forb	Invasive	Manual
Canada Thistle	Cirsium arvense	Forb	Invasive	Manual
Garlic Mustard	Alliaria petiolata	Forb	Invasive	Manual
Japanese stilt-grass	Micristegium vimineum	Grass	Invasive	Manual
Wavyleaf Grass	Oplismenus hirtellus ssp. undulatifolius*	Grass	Invasive	Manual
Multiflora Rose	Rosa Multiflora	Shrub	Invasive	Cut Stump
Devils Walking stick	Aralia spinosa	Shrub	Undesired	Cut Stump
Amur Honeysuckle	Lonicera maackii	Shrub	Invasive	Cut Stump
Morrow's Honeysuckle	Lonicera morrowii	Shrub	Invasive	Cut Stump
Autumn Olive	Elaeagnus umbellata	Shrub	Invasive	Cut Stump
Japanese Barberry	Berberis thunbergii	Shrub	Invasive	Cut Stump
Norway Maple	Acer platanoides	Tree	Invasive	Cut Stump
Tree-of-heaven	Ailanthus altissima	Tree	Invasive	Cut Stump
Paper Mulberry	Broussonetia papyrifera	Tree	Invasive	Cut Stump
Silk Tree	Albizia julbrussin Durazz.	Tree	Invasive	Cut Stump
Maple	Acer	Tree	Volunteer Trees Only	Cut Stump
Tulip Polplar	Liroodendron tulipera	Tree	Volunteer Trees Only	Cut Stump
Sweetgum	Liquidambar styraciflua	Tree	Volunteer Trees Only	Cut Stump
Mile-a-minute	Polygonum perfoliatum	Vine	Invasive	Cut Stump and Manual
Chinese Wisteria	Wisteria sinensis	Vine	Invasive	Cut Stump and Manual
Japanese Hops	Humulus japonicus	Vine	Invasive	Cut Stump and Manual
Wineberry	Rubus phoenicolasius	Vine	Invasive	Cut Stump and Manual
Oriental Bittersweet	Oriental Bittersweet	Vine	Invasive	Cut Stump and Manual
Porcelain-berry	Ampelopsis brevipedunculata	Vine	Invasive	Cut Stump and Manual
Kudzu	Pueraria montana var. lobata	Vine	Invasive	Cut Stump and Manual
Five-leaf Akebia	Akebia quinata	Vine	Invasive	Cut Stump and Manual
Trumpet creeper	Campis radicans	Vine	Cut off Trees and Shrubs	Cut Stump and Manual

L-102 TREE REMOVAL MI	TIGATION - PLANT SCHEDULE			
Species	Common Name	Qty.	Credit Each	Credit Total
CANOPY TREES - 2" CAL			200 SF	10,000,00
		50	200 SF	10,000 SF
Acer rubrum	Red Maple	4		
Fagus grandifolia	American Beech	16		
Quercus rubra	Red Oak	6		
Quercus phellos	Willow Oak	8		
Taxodium distichum	Bald Cypress	16		
UNDERSTORY TREES - 3/	/ ₄ " CAL.	49	75 SF	3,675 SF
Amelanchier canadense	Canadian Serviceberry	13		
Asimina triloba	PawPaw	3		
Cercis canadensis	Eastern Redbud	8		
Chionanthus virginicus	White Fringe Tree	3		
Cornus florida	Flowering Dogwood	10		
Magnolia virginica	Sweetbay Magnolia	12		
TOTAL				13,675 SF

Species	Common Name	Qty.
CANOPY TREES - 12'-0"	HT. MIN.	
Acer buergerianum	Trident Maple	13
Acer rubrum	Red Maple	4
Betula nigra	River Birch	5
Fagus grandifolia	American Beech	3
Platanus acerifolia	London Plane Tree	22
UNDERSTORY TREES - 8	 B'-o" HT. MIN.	
Amelanchier canadense	Canadian Serviceberry	5
Cornus florida	Flowering Dogwood	5
llex opaca	American Holly	7
LARGE SHRUBS - 3' HIG	H	
llex verticillata	Winterberry Holly	18
Viburnum nudum	Possumhaw	5
SMALL SHRUBS - 18" HI	 GH	
Callicarpa americana	Beautyberry	7
Fothergilla gardenii	Dwarf Fothergilla	9
llex glabra	Inkberry	18
Itea virginica	Virginia Sweetspire	29

BUFFER MANAGEMENT PLAN APPROVAL

This major buffer management plan has been reviewed and approved for consistency with the local critical area program and the provisions of COMAR 27.01.09.01-1-8.

Staff Name Staff Title Date

INSPECTION AGREEMENT

1. City of Annapolis, the owners of the subject property, shown hereon, do hereby grant permission to the approving authority to inspect the plantings at appropriate times at the address provided below: Street Address: 299 Pump House Road, Annapolis, MD 21403

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